

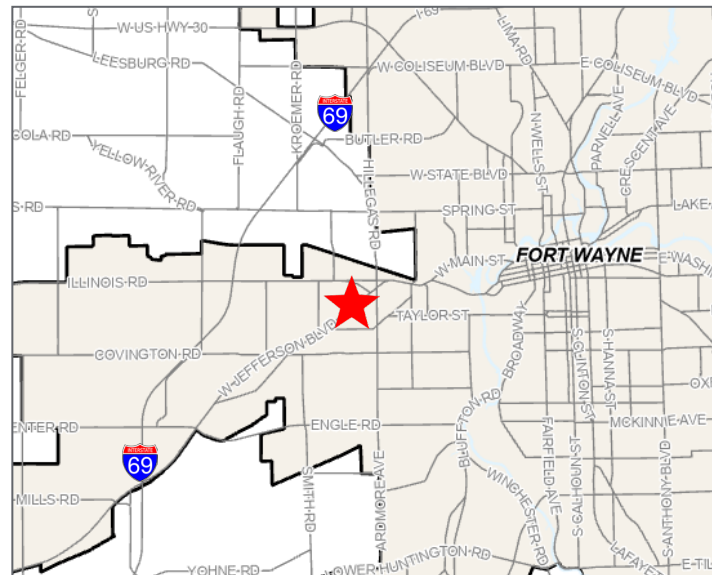


## Professional Park West

4660 W. Jefferson Blvd. | Fort Wayne, IN 46804

### Property Features

- 1,808 SF available for lease (divisible)
- Numerous landlord improvements: new facade, flooring and paint
- There is no elevator to the second floor
- Ideal office park location directly off of busy West Jefferson Boulevard with traffic counts over 27,000 VPD
- Locally owned, professionally managed



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

[www.naihb.com](http://www.naihb.com)

### RACHEL ROMARY

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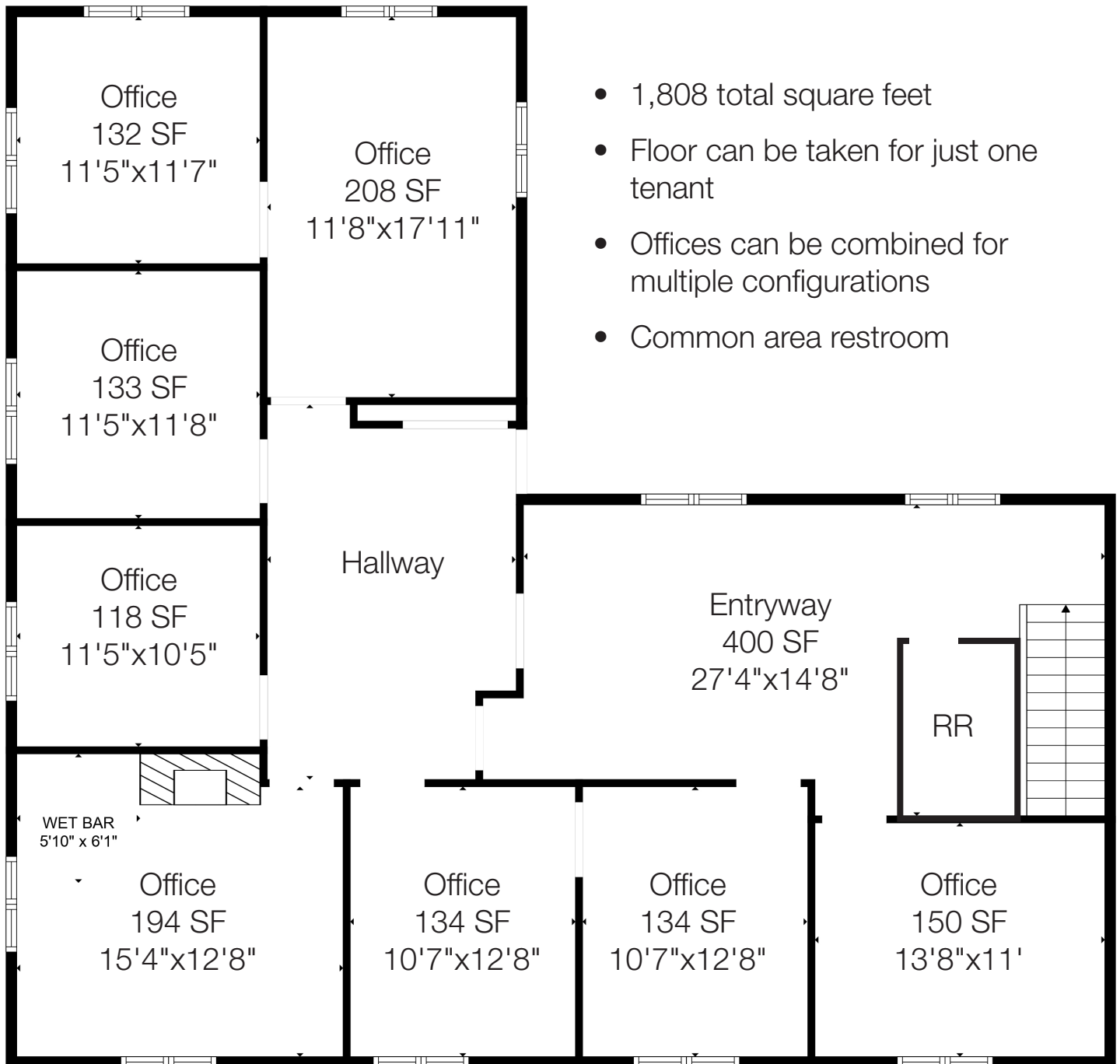
General Property Information			
<b>Name</b>	Professional Park West	<b>Parcel Number</b>	Multiple
<b>Address</b>	4660 W. Jefferson Blvd.	<b>Total Building SF</b>	Various
<b>City, State, Zip</b>	Fort Wayne, IN 46804	<b>Acreage</b>	N/A
<b>County</b>	Allen	<b>Year Built</b>	1977
<b>Township</b>	Wayne	<b>Zoning</b>	C-1
<b>Parking</b>	Surface	<b>Parking Spaces</b>	Ample

Property Features			
<b>Construction</b>	Brick	<b># of Floors</b>	2
<b>Roof</b>	Flat, shingle	<b>Restrooms</b>	Common area
<b>Heating</b>	Gas forced air	<b>Central Air</b>	Yes
<b>Other</b>			

Utilities		Nearest Major Roads	
<b>Electric</b>	I&M	<b>Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	2.4 Miles
<b>Water</b>	City of Fort Wayne	<b>Highway</b>	US 24/Jefferson Boulevard
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	Located on Jefferson Boulevard

Lease Information			
<b>Unit</b>	<b>SF</b>	<b>Lease Rate</b>	<b>Lease Type</b>
4660-200	1,808 SF (divisible)	Negotiable	Full service

### Second Floor Unit 200 Floor Plan



- 1,808 total square feet
- Floor can be taken for just one tenant
- Offices can be combined for multiple configurations
- Common area restroom

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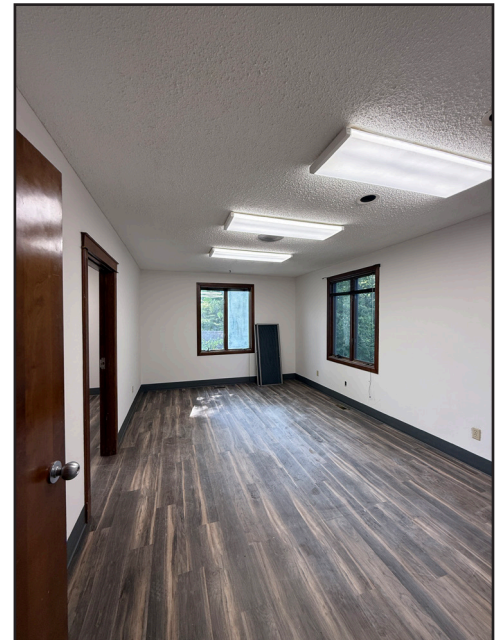
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### Unit 200 Photos



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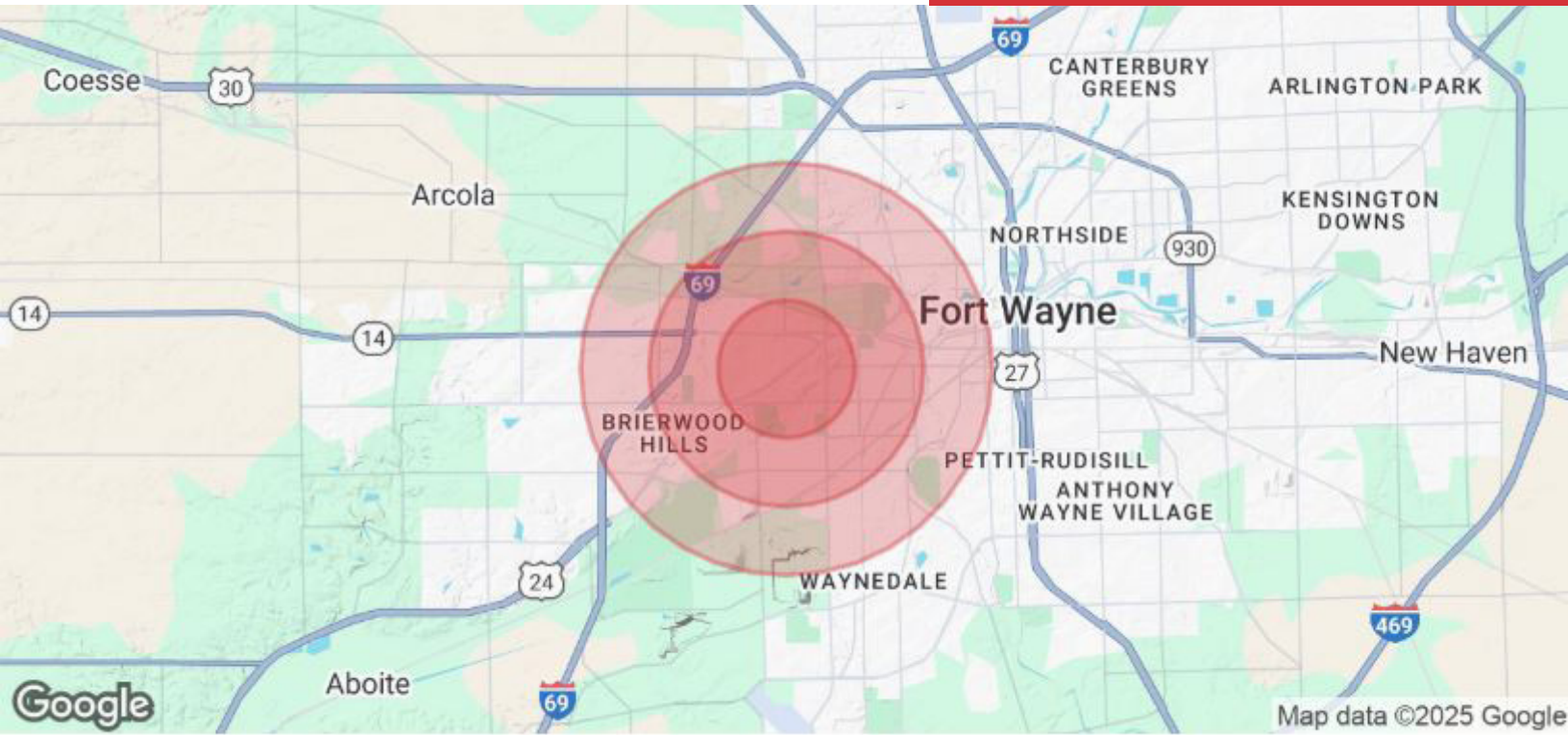
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,804	15,412	46,227
Average Age	43	41	39
Average Age (Male)	42	39	38
Average Age (Female)	44	42	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,951	7,101	20,218
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$67,252	\$73,963	\$76,257
Average House Value	\$242,997	\$224,558	\$204,305

\* Demographic data derived from 2020 ACS - US Census

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